

ACTON CONSERVATION TRUST MONITORING REPORT

1. Property name: Kingman CR
2. Location (street address): 65 Esterbrook Rd., Acton, Mass. 01720
3. Dates of Inspection: June 24, 2013*; August 2, 2013 (see separate report)
4. Date of last inspection: May 25, 2012
5. Size in acres: 6.4 acres
6. Year conservation restriction recorded: 10/06
7. Owner name: William L. and Nancy D. Kingman
8. Owner address: 65 Esterbrook Rd., Acton, Mass.
9. Length of present ownership: 51 years
10. Is owner the grantor: Yes
11. Did the owner of the property accompany you on the inspection? Yes, for about 1/3 of the walk...parts of it were too wet and overgrown.

- Identify how notice of visit was given or permission obtained:

Susan Mitchell-Hardt, of the Acton Conservation Trust, telephoned the Kingman's to schedule the walk on the property for a mutually convenient time.

12. ¹Describe the details of your inspection (where you walked, etc.): The Inspection Team, Susan Mitchell-Hardt, Linda McElroy, and David Hardt met at the Kingman's home, 65 Esterbrook Rd. Bill Kingman greeted the team without "Robbie" as he was receiving veterinary attention. He asked us to begin; he would catch up later. We began facing the Kingman's home starting from the diagonal lot line which is about 21' inside the stone wall which runs the length of the northeast/southwest boundary of Lot C (inside of the tree line formed by the row of pines.) This diagonal meets the stone wall which extends straight back to the rear lot line. The purpose was to examine where the lot line bumps out near the garage structure on Lot B. We backtracked to Esterbrook Road and walked northeast to the stone bound at the corner of the road and the row of pines. Along the row of pines and inside Lot C we observed five wooden reels (horse jump materials). Farther from the boundary we observed a collection of blue barrels (also horse jump

¹ A follow-up inspection occurred on 8/2/13 to clarify some observations that arose in this inspection. See Kingman Monitoring Report, 8/2/13 for details.

materials). Along the way we observed a wall of brush on the neighbor's (the Burns) side of the boundary. We observed the 50' wide drainage easement with bridge as we traversed into wetlands. We found the diagonal boundary line (N/S) at the far end of the property and followed it to the stone wall at the rear to find the granite marker. At the conjunction of the stone walls we looked down the stone wall leading to Esterbrook Road and observed no encroachment. We walked southwest toward the stone wall marking the back of lots A, and B. We looked down the length of the stone wall and saw no encroachment.

While walking the stone wall boundary of the CR near the Grant's property, we observed a single strand of plastic coated copper wire. We believe it was buried and we lifted it up with our boot exposing it. It was half way across the back margin of the southwestern half of the CR. Dave walked the length of the stone wall boundary of the CR and saw no encroachment. We continued along the gray fence to the northwest/southeast stone wall that divides lot A from Lot B. We then walked southwest to the stone wall in the rear of lots A and B and walked southwest along the stone wall and wetlands until we got to the northwest/southeast stone wall and walked northwest to the white fence and stone bound. We crossed the swampy area in the rear. We followed the white fence to the split rail fence dividing Kingman Lot A from the Sieurin's land. We located the concrete bound in the woods approximately 25 feet back from the middle of the white fence. Next time, we'll bring a small orange flag to mark it. (That area used to be a potato field). Dave and Susan walked forward from the rear through the swampy area and observed no encroachments along the far boundary. We turned northwest back to Esterbrook Rd. and the stone bound at the front of lot A. (As of 9/08 the Kingman's have signed a licensing agreement with Esterbrook Farm LLC (Sieurin's horse farm at 41 Esterbrook Rd.) and with Marilee Havel and Bob Brew (horse farm at 54 Esterbrook Rd.)). One bay horse and one black horse quietly grazed in the pasture/Lot A. (The field at the corner by the road was for asparagus years ago).

Along the road we observed Virginia Creeper, and Spirea that was past bloom.

13. Present use of restricted property: Conservation and passive recreation with permission of landowner, and livestock grazing on Lot A.

14. Note any possible violations of the terms of the conservation restriction (be as specific as possible):

We observed the green plastic coated copper wire while walking the stone wall boundary of the CR near the Grant's property. Bill said that he would go out there and cut the wire on his property. He will also let ACT cut the wire.

15. Present use of abutting properties (including the owner's unrestricted lands): Residential on two sides; 10 acre horse farm on 3rd side.

16. Describe examples of uses permitted by the terms of the restriction which have taken place since the last inspection: Passive recreation; Grazing of livestock (horses).

17. Describe any rare or unusual plant or sign thereof: None noted.

18. Additional remarks (particularly as to the present condition of the property): The property continues to be well maintained; the fields are mowed and efforts are made to control invasive plants.

19. Names of monitoring team members:

Susan Mitchell-Hardt (President of ACT), Linda McElroy (Trustee of ACT), David Hardt (Clerk of ACT).

Inspection team leader: Susan Mitchell-Hardt

(Signature)

Date sent: _____

Time spent: Approximately, 1 hour, 8:30 AM – 9:30 AM

Route Inspection Walk-----June 24, 2013

